

3045 N Reserve St, Missoula, MT 59808

For Lease

- 3,526 sqft
- .60 acres
- Zoned C2-4
- 3 full drive thru bays
- 33k+ cars per day on Reserve



COLDWELL BANKER
COMMERCIAL CBS

3135 Meadow View Dr Billings, MT 59102 406-656-2001 www.cbcmontana.com

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| | |
|-----------------|---------------------------------------|
| ADDRESS | 3045 N Reserve St, Missoula, MT 59808 |
| AVAIL SQFT | 3,562 SQFT |
| PROPERTY SQFT | 26,136 SQFT |
| AVAILABLE | JAN 2025 |
| ZONING | COMMUNITY COMMERCIAL (C2-4) |
| DRIVE THRU BAYS | 3 |

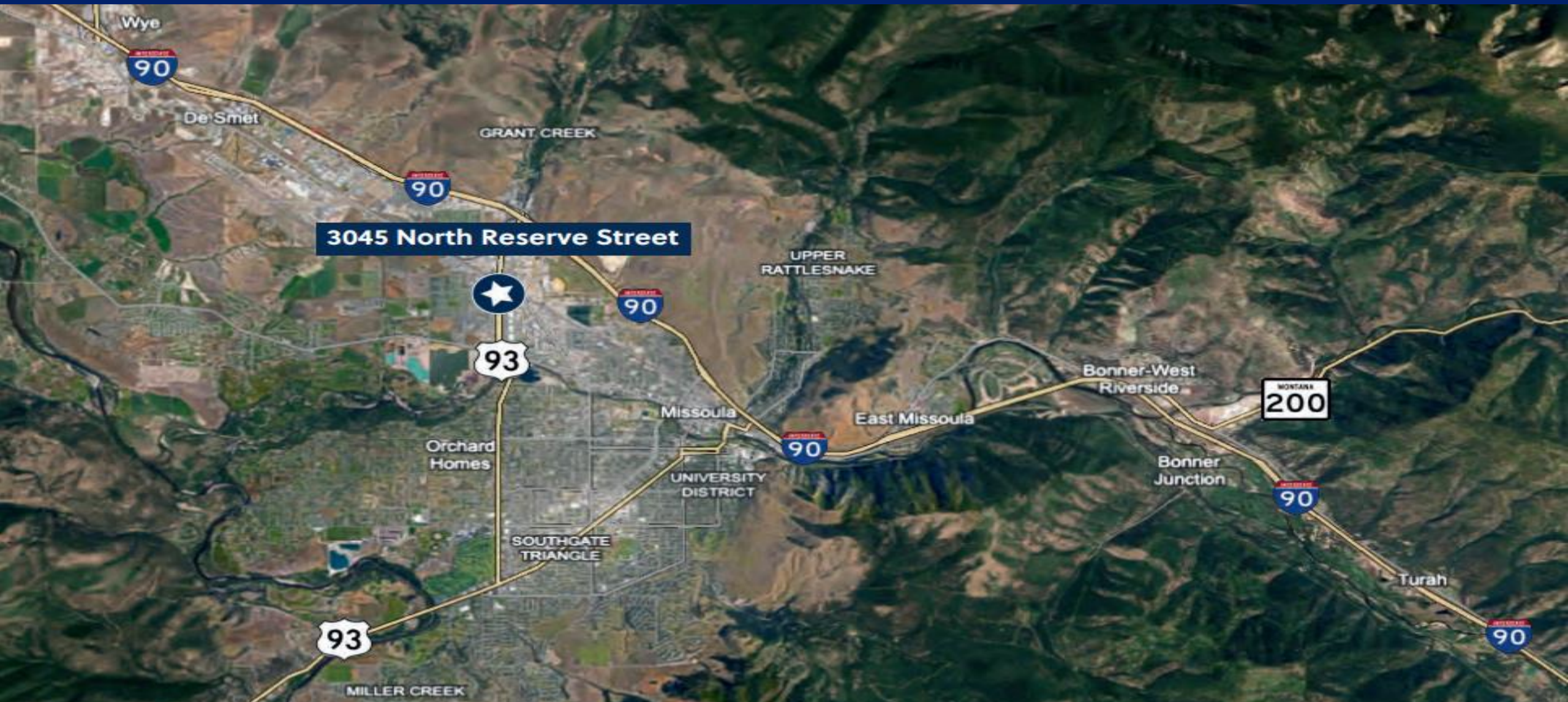
Premium Location

Premium retail spot in Missoula, MT, due to its prime location with high visibility and foot traffic, ensuring a steady stream of potential customers. The area is surrounded by a mix of residential neighborhoods and established businesses, national retailers and restaurants, creating a vibrant community atmosphere that attracts diverse clientele. Additionally, the property offers ample parking and easy access to major roads, making it convenient for shoppers and enhancing overall accessibility.

Growth and Stability of Reserve St in Missoula MT

Reserve Street in Missoula is an attractive location for retailers due to its strategic position as a major thoroughfare, which experiences high traffic and visibility. The area is undergoing significant development, with new residential projects and businesses emerging, increasing the potential customer base. Additionally, its proximity to popular amenities and easy access to major highways enhance the overall appeal, making it an ideal spot for retailers looking to tap into a growing market.





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RETAILERS NEARBY



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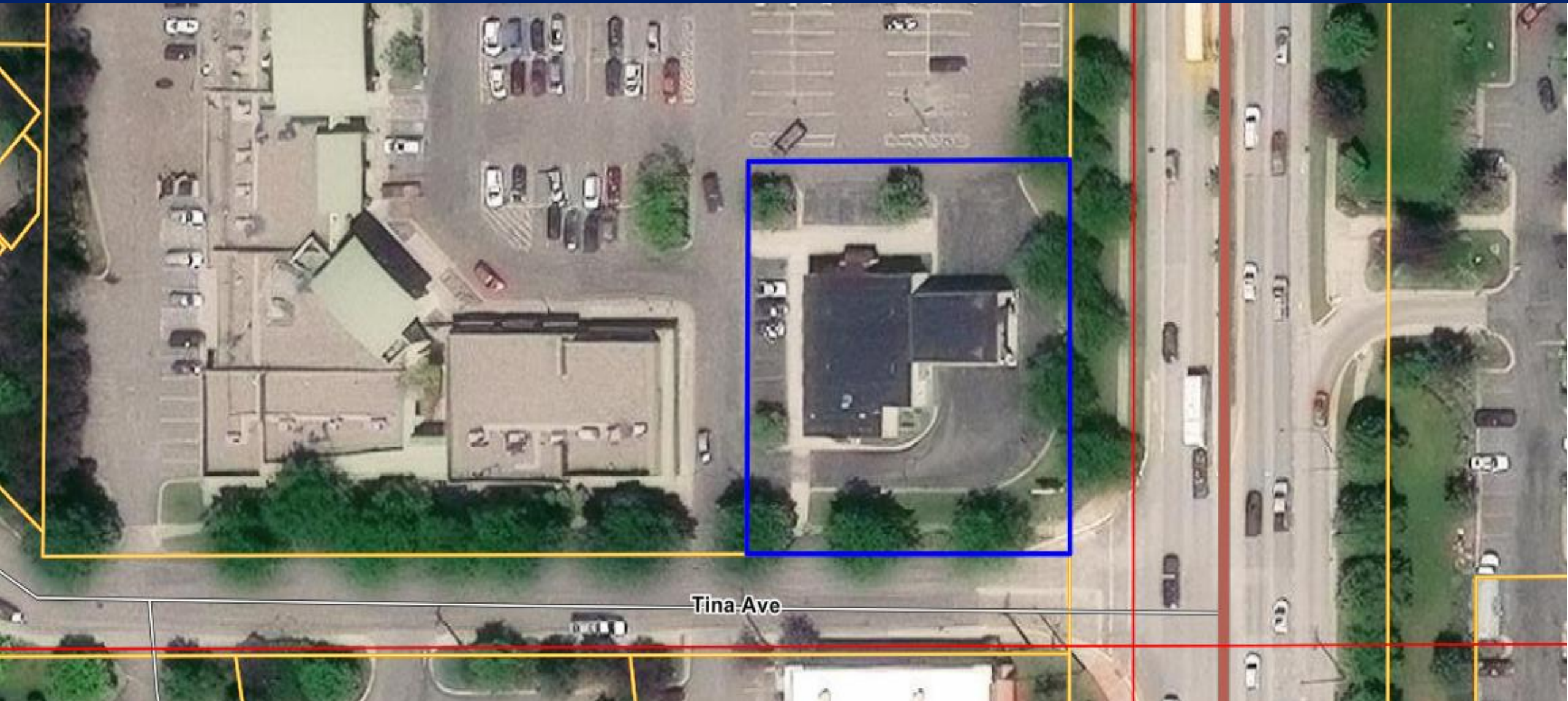
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APPROXIMATE PROPERTY LINES



Tina Ave



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